THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
5107 Maryland Way
Brentwood, TN 37027
P26-17552-BW

Karen Johnson Davidson County
Batch# 1424634 DEEDWARR
05/22/2026 12:29:30 PM 3 pgs
Fees: $18.00 Taxes: $3,293.00
20260522-0047066

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 890,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF May, 2026.

Notary Public

MY COMMISSION EXPIRES: 10-4-27

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Emily Therese Malouf and Cory Louis Zavagno	New Owners	
1525 Hayden Drive		072-16-4Z-001.00-CO
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Stuart Voges and Madeleine Voges, Husband and Wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Emily Therese Malouf and Cory Louis Zavagno, wife and husband**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. A on the plan of Homes at 1527 Hayden Drive, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Homes at 1527 Hayden Drive, a Horizontal Property Regime with Private Elements of record as Instrument No. 20220124-0008649, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to Stuart Voges, a single man, and Madeleine Harrigan, a single woman by Warranty Deed from Nashville Jersey Holdings LLC, a Tennessee Limited Liability Company of record in Instrument No. 20230807-0061004 Register's Office for Davidson County, Tennessee, dated August 7, 2023 and recorded on August 7, 2023.

Madeleine Voges and Madeleine Harrigan are one and the same person.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **1525 Hayden Drive, Nashville, TN 37206**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 20 day of MAY, 2026.

Stuart Voges

Madeleine Voges

STATE OF Tennessee
COUNTY OF Hamilton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Stuart Voges**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 20 day of May, 2026.

My Commission expires: 9/17/29

Theresa C Coffman
Notary Public

THERESA C COFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

STATE OF Tennessee
COUNTY OF Hamilton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Madeleine Voges**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 20 day of May, 2026.

My Commission expires: 9/17/29

Theresa C Coffman
Notary Public

THERESA C COFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

True Copy Certification

I, Janice Collins, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on May 21, 2024

Janice Collins
Signature

Date: May 22, 2024

STATE OF TENNESSEE.
COUNTY OF Williamson

Sworn and subscribed before me this the 22 day of May, 2024

Kim Murray
Notary Public

My commission Expires: 2/23/30

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SEAL